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Vision 2010

EXECUTIVE SUMMARY OF THE D·O·W·N·E·Y GENERAL PLAN

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Theresa Sutton-Still, Secretary

DOWNEY 2010

GOALS OF THE COMPREHENSIVE GENERAL PLAN

The Goals of the Downey Comprehensive General Plan are intended to carry the city of Downey into the twenty-first century. Goals of the plan are:

Preserve Downey as the quality, premier city in the Southeast area of Los Angeles.

Promote and preserve the quality of our Single-family Residential areas.

Promote and upgrade the quality of commercial, industrial and open space areas.

Coordinate land use and transportation needs of the community.

Develop a network of streets and pedestrian areas which promote the safer and efficient movement of people and goods.

Achieve an efficient and effective system for the delivery of services in the community.

Encourage the maintenance and improvement of existing housing stock.

Protect Downey's housing and neighborhoods.

Assist the private sector reinvestment in our neighborhoods.

Provide residential specific plans, which encourage rehabilitation and infill development.

Increase housing and available sites for all residents.

Continue high levels of services to existing, as well as new residents.

Implement state redevelopment and housing goals, while recognizing the limited authority of the agency.

Provide adequate sites and housing to meeting the community's housing goals.

Encourage housing opportunities for all households, regardless of race, sex, national origin, physical or marital status.

Conserve and utilize our water resources.

Preserve and maintain the quality of trees.

Reduce the amount of material disposed of at landfills.

Protect life and property from natural disasters, crime and fire.

Maintain or reduce noise from stationary and non-stationary sources throughout the city.

Develop plans for the preservation, conservation, and rational use of open space.

Create and maintain a public system of park and recreational facilities.

Preserve those significant historical resources considered valuable to the community.

Preserve and enhance Downey as a premier community by developing policies and programs that promote positive design characteristics and a strong visual image for the community.

Establish the Design Review Board as the mechanism to carry out the design policies of the General Plan.

Provide a diverse economic base, including a strong sales tax base, to maintain and enhance revenue.

Encourage public/private business partnerships.

Establish City services of the highest quality, including police, fire, parks, community development, public works, and other City programs and activities.

Assist small quantity hazardous waste generators to meet their responsibility to properly treat and dispose of hazardous waste.

Eliminate improper disposal of residential hazardous waste.

Minimize the chance of accidents/risks related to the transportation of hazardous waste through the City.

Ensure that those responsible should inventory, control and clean-up all existing contaminated hazardous waste sites.

Ensure that on-site treatment of hazardous waste is safe through proper siting and operational standards.

Monitor and inspect generators of hazardous waste in the City of Downey to ensure compliance with emergency planning and safety requirements.

Legend

Residential
- Low Density
- Low/Med Density
- Medium Density

Commercial
- General Commercial
- Neighborhood
- Office

Manufacturing
- Commercial Manufacturing
- General Manufacturing

Open Space
- Parks, River Beds, Utility Easements, Golf Courses, Cemetery

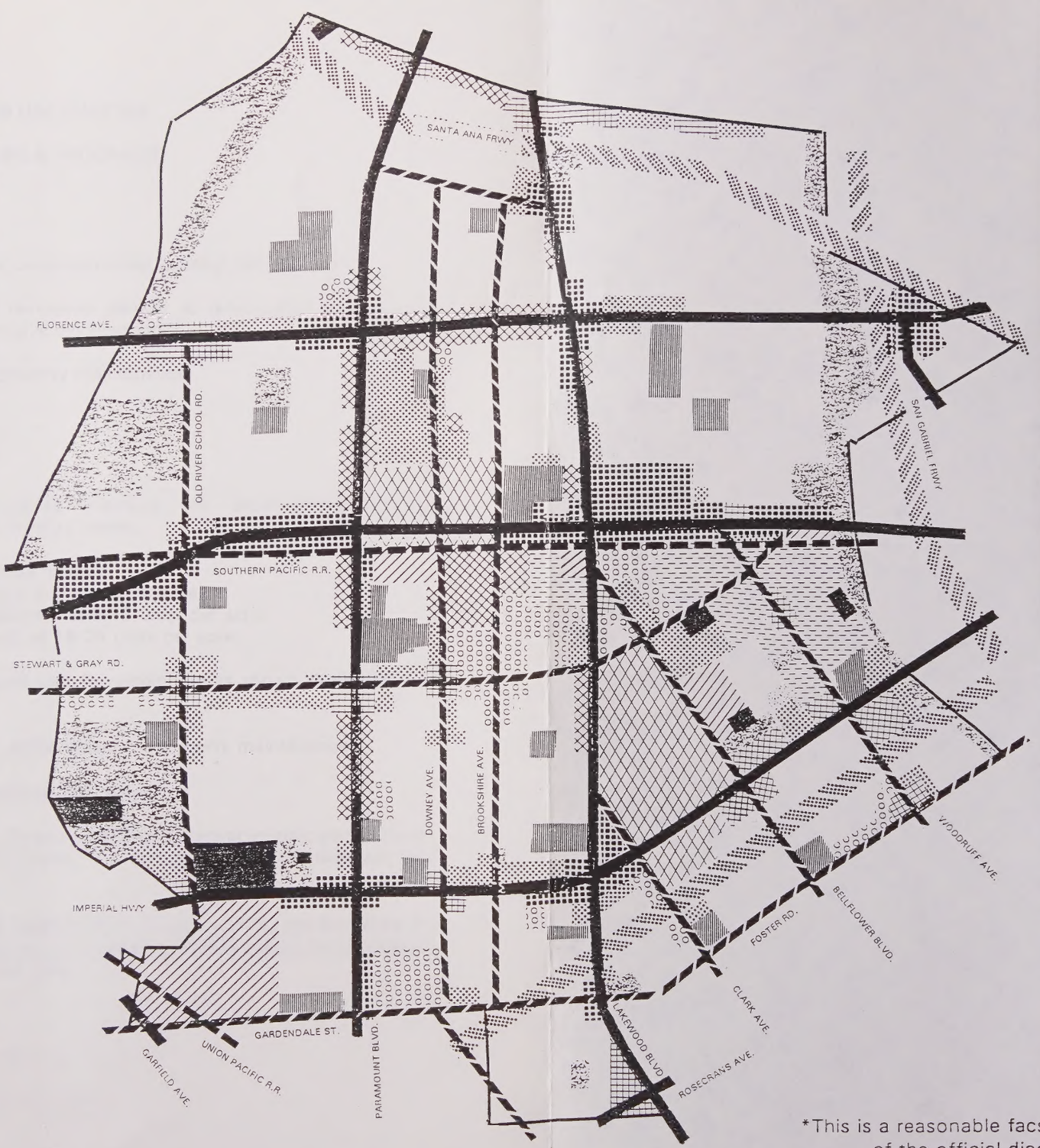
Schools
- Schools/Public & Private

Public
- Other Public

Mixed Use
- Mixed Use

Circulation
- Freeway
- Arterial
- Secondary
- Railroad

SOURCE: City of Downey



*This is a reasonable facsimile of the official diagram.

General Plan Land Use Diagram 2010*

Exhibit I-2

Land Use Chapter

Not to scale.

Downey General Plan

Vision 2010

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LAND USE CHAPTER

POLICIES & PROGRAMS

Policies

1.1.1 The City shall encourage owner-occupied housing development.

1.1.2 The City shall regulate residential density to reflect minimum lot sizes appropriate for the respective neighborhoods.

1.1.3 The City shall promote property maintenance.

Programs

The City shall:

1.1.1.1 Encourage owner-occupied housing by establishing Planned Unit Development (PUD) overlay zones;

1.1.2.1 Retain residential density as follows:
low density residential at 1-8.7[1] units per acre;
low-medium density residential at 9-17 units per acre;
medium density residential at 18-24 units per acre;

1.1.2.2 Designate areas of Second Unit Developments as shown in the Housing Chapter;

1.1.3.1 Increase pro-active code enforcement for property maintenance;

1.1.3.2 Adopt a property maintenance ordinance;

1.1.3.3 Continue the Community Development Block Grant programs; paint & fix-up, Neighborhood re-hab programs, low interest home improvement loan programs;

1.1.3.4 Encourage neighborhood TASK FORCE efforts, such as the Elm Vista and Cheyenne Street projects, including Keep Downey Beautiful, for the upgrade & maintenance of targeted areas.

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[1] 8.7 units per net acre; net acres do not include streets.

Policy

1.2.1 The City shall strive to retain the relative balance of land uses.

Programs

The City shall:

1.2.1.1 Retain the balance between single family residential, multi-family residential, commercial, industrial, schools and open space;

1.2.1.2 Monitor land uses to retain the balance;

1.2.1.3 Promote land uses within Downey that diversify the tax base;

1.2.1.4 Locate noise sensitive land uses away from noise sources.

Policies

1.3.1 The City shall encourage quality construction on development as properties recycle;

1.3.2 The City shall encourage adaptive re-use of older structures;

1.3.3 The City shall create areas for mixed land uses;

1.3.4 The City shall continually review areas in the process of transition.

Programs

The City shall:

1.3.1.1 Adopt Design Guidelines for the public and the Design Review Board, consistent with the Design Chapter of the General Plan;

1.3.1.2 Adopt Floor-area ratios (FAR) to determine building intensity;

1.3.2.1 Encourage preservation and renovation of older structures;

1.3.3.1 Designate areas for mixed land uses, with residential/commercial or commercial/manufacturing;

1.3.3.2 Develop a specific plan, including mixed uses and design guidelines, for the historic downtown area;

1.3.4.1 Review the goals, policies and programs of the General Plan annually.

Policies

1.4.1 The City shall eliminate inconsistent zoning.

1.4.2 The City shall create neighborhood centers, or "nodes", at designated intersections.

1.4.3 The City shall revise the zoning ordinance to include development and performance standards.

1.4.4 The City shall examine the impacts of child care needs.

Programs

The City shall:

1.4.1.1 Inventory zone exception cases and eliminate inconsistent zoning in those cases.

1.4.2.1 Reclassify land uses on designated strip commercial areas;

1.4.2.2 Concentrate certain commercial uses to "neighborhood nodes"; the nodes shall be integrated with "design links".

1.4.3.1 Require larger parcel sizes in the multi-family, commercial and industrial areas when new lots are created.

1.4.3.2 Require apartments to have upgraded Planned Unit Development standards for new developments.

1.4.3.3 Revise the zoning ordinance.

1.4.3.4 Require information to be submitted by projects within proximity to, but not limited to, electric transmission lines/transformers to evaluate the presence and/or effect of electro-magnetic fields.

1.4.4.1 Establish a method of maintaining the public right of way, including parking, lighting and landscape, in the multi-family, commercial and industrial areas.

1.4.4.2 Encourage senior housing to locate in the hospital medical area and the historic downtown area.

1.4.4.3 Develop a specific plan for the area East of Stewart & Gray, South of Firestone, to reflect commercial retail uses.

1.4.4.4 Require new developments to provide adequate on-site storage areas for collecting recyclable materials.

1.4.4.5 Encourage economic incentives to provide child care facilities.

Policies

1.5.1 The City shall capitalize on the four freeways that virtually surround the community; the I-5, I-605, I-710 and the I-105.

1.5.2 The City shall capitalize on the regional opportunities offered by Downey's location and accessibility.

1.5.3 The City shall market the community at development conferences and when other opportunities arise;

Programs

The City shall:

1.5.1.1 Provide public information promoting the city's location and accessibility.

1.5.2.1 Consider strategies and programs advanced in the City's Economic Study prepared by Market Profiles.

1.5.3.1 Work to form a consensus with the local business community , Chamber of Commerce, merchant association, landowners and civic leaders to promote the community.

Policies

1.6.1 The City shall monitor, review and comment on regional plans, as they relate to the City's General Plan.

1.6.2 The City shall monitor, review and comment on activities of neighboring cities, as they relate to the City's General Plan.

1.6.3 The City shall market the City's potential for commercial and manufacturing uses.

1.6.4 The City shall continue to advise the Public Utilities Commission of its concerns regarding railroad traffic through the community.

Programs

The City shall:

1.6.1.1 Comply with and incorporate the applicable requirements of the Air Quality and Congestion Management Plan.

1.6.1.2 Examine and promote land uses that encourage telecommuting, thus reducing VMT (Vehicle Miles Traveled) as required by the air quality plan.

1.6.1.3 Update the city's parking standards, especially shared parking.

1.6.2.1 Review other cities' projects for impacts on Downey.

1.6.2.2 Monitor other cities' land uses for compatibility with Downey.

1.6.2.3 Recognize the economic competitiveness between communities and consider land use decisions based on that competitiveness.

1.6.3.1 Monitor demographic shifts in the Southern California area as they affect land use decisions.

1.6.4.1 Cooperate with Southeast area cities in encouraging development and use of the Alameda transportation corridor.

1.6.4.2 Continue attempts to obtain the grade separation at the Southern Pacific Railroad and these crossings: Lakewood Boulevard, Brookshire Avenue, and Woodruff Avenue.

Policies

1.7.1 The City should designate some of these other public agency areas as Special Planning Areas.

Programs

The City shall:

1.7.1.1 Inventory the other public agency areas and tentatively identify future uses; some of the other agencies are:

Southern Pacific Railroad
Union Pacific Railroad
Downey Unified School District
Los Angeles County
General Telephone
So. Cal. Gas
RTD
Caltrans

1.7.1.2 Develop a specific plan, with open space and/or a park, for the Rockwell site, if and when vacated;

1.7.1.3 Contact Department of Defense Officials regarding Rockwell and the cities' interest in its future;

1.7.1.4 Contact Downey's legislators about the Rockwell site;

1.7.1.5 Encourage the other public agencies to maintain their properties.

CIRCULATION CHAPTER

POLICIES AND PROGRAMS

Policies

2.1.1 The City shall promote traffic safety by improving the level of service on major streets, where possible.

Programs

The City shall:

2.1.1.1 Maintain intersection service levels of major streets at "E" or better, excepting those intersections currently operating at Level of Service "F".

2.1.1.2 Support the use of non-vehicle improvements (e.g. improved signalization, parking management) to reduce peak-hour congestion and to reduce vehicle miles travelled (VMT).

2.1.1.3 Discourage parking on arterial streets to improve safety and increase traffic flow.

2.1.1.4 Pursue implementation of development fees to require new developments and expansions of existing developments to pay the cost of circulation improvements needed to serve them.

2.1.1.5 To alleviate traffic congestion on freeways and therefore on local streets, encourage the development of High Occupancy Vehicle (H.O.V.) lanes within the existing right-of-way of the I-5 and the I-605 freeways, and retain the HOV lanes proposed for the I-105 freeway .

Policies

2.2.1 The City shall pursue the standard for transportation corridors within the City that correlate with land use demands.

2.2.2 The City shall continue to promote traffic safety to protect residential neighborhoods.

Programs

The City shall:

2.2.1.1 Identify and concentrate land uses with high traffic generation near major transportation corridors and public transit facilities.

2.2.1.2 Complete a traffic study within five years of completion of the Glenn Anderson Freeway (I-105).

2.2.2.1 Promote the enforcement of City speed limits to protect residential streets from business and commuter through traffic.

Policies

2.3.1 The City shall comply with provisions of the Congestion Management Plan.

Programs

The City shall:

2.3.1.1 Review the Circulation Chapter on an annual basis for consistency with the Congestion Management Plan adopted by the County.

2.3.1.2 Coordinate with the County in identifying the Level of Service of those monitoring locations in the City identified in the Congestion Management Plan.

2.3.1.3 Develop and continue to maintain a seven-year Capital Improvements Program {Transportation System Management (TSM)} to address deficiencies on existing streets.

2.3.1.4 Adopt a Transportation Demand Management (TDM) ordinance as required by the Congestion Management Plan.

Policies

2.4.1 The City shall consider the expansion of its existing intracommunity transit service to better accommodate seniors, the handicapped, school children and the general public.

2.4.2 The City shall coordinate with other public transit authorities to assure their planning efforts will meet the changing and increasing public transit needs of the City.

Programs

The City shall:

2.4.1.1 Use Proposition "A" and "C" funds to improve public transit and paratransit needs in the city, including bus benches and shelters, bus pads and resurfacing streets.

2.4.1.2 Consider expanding its existing intracommunity transit service to include a fixed-route service from such areas as Stonewood Shopping Center, Downtown, the new Green Line Station, school routes and major employers, such as Rockwell.

2.4.2.1 Encourage Downey businesses to provide employee information to public transit authorities to assist in their planning for public transit services.

2.4.2.2 Monitor the development of the RTD's additional park-and-ride facilities and encourage additional park-and-ride routes and facilities in Downey.

2.4.2.3 Review projected development and redevelopment of land with public transit authorities to determine whether alterations to service will be required.

Policies

2.5.1 The City shall work with the Southern Pacific Railroad Line and developers to help integrate the railroad with its surroundings.

2.5.2 The City shall request Southern Pacific Railroad cooperation in facilitating access to Downey Community Hospital.

Programs

The City shall:

2.5.1.1 Require contributions from developers adjoining railroad rights-of-way to pay for improved signals, rubberized railroad crossings, and related crossing improvements.

2.5.1.2 Require developers adjoining railroad rights-of-way to contribute towards an eventual grade separation.

2.5.1.3 Purchase or lease peripheral railroad land for landscaped strips, sound walls, bicycle routes, and other open space/recreational uses, when possible.

2.5.2.1 Request that the Southern Pacific Railroad construct grade separations at these crossings: Lakewood Boulevard, Brookshire Avenue, and Woodruff Avenue.

Policies

2.6.1 The City shall encourage the safe and efficient movement of truck traffic through the City.

2.6.2 Land uses promoting the use of heavy trucks should be discouraged within the City.

Programs

The City shall:

2.6.1.1 Enforce truck traffic to use designated truck routes in the city.

2.6.1.2 To control truck parking in the City, insure that restricted parking zone ordinances are enforced and investigate the feasibility of other control mechanisms.

2.6.2.1 Require public review of land uses generating heavy truck traffic.

Policies

2.7.1 The City shall encourage walking and bicycling as attractive alternatives to vehicular transportation.

2.7.2 The City shall require a Master Plan of street lights and sidewalks throughout the City.

Programs

The City shall:

2.7.1.1 Establish bicycle trails and pedestrian walkways within the proximity of compatible residential, commercial and industrial areas, and link them with other open space and recreational areas.

2.7.1.2 Consider the installation of sidewalks to and from the new Green Line station on Lakewood Boulevard, to Imperial Highway and Rosecrans Avenue, which are served by scheduled bus lines.

2.7.2.1 Adopt a Master Plan for installation of sidewalks for major arterials, collector streets and school routes.

2.7.2.2 Require sidewalks in new developments and major remodeling consistent with the sidewalk Master Plan.

Policy

2.8.1 The City's seven-year Capital Improvements Program should address the following improvements, as necessary:

Street systems
Sewer facilities
Water supply
Drainage facilities
Other major capital investments necessary to sustain the City's growth and operation.

Programs:

The City shall:

2.8.1.1 Continue to rely upon funding programs that are earmarked for the continued maintenance and improvement of these systems.

2.8.1.2 Develop a system which will prioritize the use of funds for the completion of these improvements.

HOUSING CHAPTER

POLICIES AND PROGRAMS

Policies

3.1.1 Continue aggressive housing rehabilitation programs.

3.1.2 Continue "proactive" code enforcement programs.

Programs

3.1.1.1 Continue the housing rehabilitation program.

3.1.2.1 Consolidate existing property maintenance and neighborhood protection ordinances into one property maintenance ordinance.

3.1.2.2 Expand the home beautification awards programs.

3.1.2.3 As resources permit, Develop neighborhood improvement programs, focussing on neighborhood clean up, sidewalk repair, installation of street lights and street trees.

3.1.2.4 In conjunction with the neighborhood improvement programs, develop a neighborhood tool bank whereby the City would loan home improvement for those home owners who have the desire to rehabilitate property, but lack the resources.

3.1.2.5 Adopt provisions in the Uniform Building Code which improve the appearance, safety and security of apartment housing, both new construction and rehabilitation.

3.1.2.6 Require a "Property maintenance plan" for all multi-family properties. Require that this maintenance plan be "retro active" when maintenance problems develop with existing multi-family developments.

3.1.2.7 Complete the following housing fix-up programs.

	1989	1990	1991	1992	1993	1994
Rebates	25	25	25	25	25	25
Loans	25	25	25	25	25	25
Grants	60	60	60	60	60	60
Totals	110	110	110	110	110	110

3.1.2.8 Expand the graffiti removal program to "proactive" removal.

3.1.2.9 Continue staffing for residential code enforcement programs.

3.1.2.10 Develop a policy governing the conversion of mobilehome parks to other uses, with an emphasis on the requirements for relocation impact reports.

Policies

3.2.1 Phase out zone exception cases which have severely impacted residential neighborhoods.

3.2.2 Continue to enforce ordinances which separate residential uses from commercial and office uses.

3.2.3 Preserve the arbitrary setbacks provision of the code.

Programs

3.2.1.1 Study the problems of strip commercial land uses and their possible conversion to other uses.

3.2.2.1 Study and revise ordinances protecting residential properties adjacent to industrial and commercial uses.

3.2.3.1 Revise the arbitrary setbacks procedure to include Planning Commission determination of single-family streets with prevailing setbacks.

Policies

3.3.1 Annual surveys should be performed, keeping Downey's application fees in parity with surrounding jurisdictions.

3.3.2 Continue the policy of "thirty day turn around" for residential applications which require public hearings.

3.3.3 Continue the policy of supplemental building plan checking and inspection during periods of increased building activity. Three week first check and one week recheck is ideal. Twenty four hour turn around for inspection is encouraged.

Programs

3.3.1.1 Complete annual planning and building fee surveys.

3.3.2.1 Monitor planning staffing levels and thirty day turn around for public hearing items.

3.3.3.1 Monitor building inspection and plan checking service levels.

3.3.3.2 Add contract inspectors and plan checking as necessary.

3.3.3.3 Review building and development regulations and standards. Modify those if found to be unnecessary or excessive.

Policies

3.4.1 Residential specific plans should provide specialized development standards for setbacks, lot coverage, garage requirements and property maintenance.

3.4.2 Where possible, residential specific plans should include implementation programs, focussing on funding and incentives encouraging neighborhood improvements.

Programs

3.4.1.1 Survey existing neighborhoods and identify those where zoning conflicts with development patterns. Prioritize these neighborhoods into areas of most need for specific plans.

3.4.2.1 Develop a Downtown specific plan; providing additional housing and mixed use development.

Policies

3.5.1 Encourage housing developers to work with the local community, including making units available to residents.

3.5.2 Encourage the State to make surplus Caltrans property available to residents.

3.5.3 Continue to enforce ordinance provisions limiting the conversion of apartments to condominiums.

3.5.4 Cooperate with Los Angeles Department of Community Development, Housing and Urban Development and non profit organizations seeking to expand the supply of affordable housing.

3.5.5 Encourage private lenders to provide alternative financing to make home ownership available to a greater number of households.

3.5.6 Support and encourage sweat equity and limited equity housing programs.

Programs

The City shall:

3.5.1.1 Continue to encourage second unit development in designated neighborhoods.

3.5.1.2 Permit factory built housing in all residentially zoned neighborhoods.

3.5.4.1 Continue participation in the Section 8 housing program.

3.5.4.2 Monitor existing assisted housing contracts for expiration. Study the feasibility of City or Agency purchase of assisted housing.

3.5.5.1 Continue providing support and counseling on fair housing laws and tenant and landlord laws.

Policies

3.6.1 Continue policy of keeping development exactions and fees at parity with surrounding cities.

3.6.2 Mitigation measures should be explored and added to projects which do not add substantial costs, either to new residents, or city services.

Programs

3.6.1.1 Monitor development exactions annually.

3.6.2.1 Require fiscal analysis for significant new residential developments.

3.6.2.2 Continue street lighting and sidewalk improvement districts.

Policies

3.7.1 Continue the 20% housing set aside for low and moderate income families.

3.7.2 Require developers to address housing relocation and replacement issues early in the project development and approval process.

3.7.3 Encourage the redevelopment agency, when assisting in public housing, to participate in rent limitation agreements.

Programs

3.7.1.1 Monitor the low and moderate income housing fund.

3.7.2.1 Assist private developers in providing affordable housing.

3.7.3.1 Develop projects which use the low and moderate income housing fund to replace and rehabilitate housing units.

Policies

3.8.1 Through density bonuses and fee reductions, encourage affordable housing in planned developments.

3.8.2 Prohibit housing development on land which is environmentally unsuitable.

3.8.3 Continue to work with FEMA to modify the preliminary flooding map. Encourage FEMA to adopt the lowest insurance rates possible.

Programs

3.8.1.1 Continue to encourage infill development. Infill surveys have identified that 150 units can be constructed.

3.8.1.2 Continue to subsidize water system improvements through system wide user fees.

3.8.1.3 Continue annual monitoring of development exactions and City fees.

3.8.1.4 Continue to permit senior housing in the hospital medical arts zone and the historic downtown area.

3.8.1.5 Develop a specific plan for the historic downtown area to include a potential of 250 additional residential units.

3.8.3.1 Develop City flood standards, examining low cost alternatives which meet FEMA requirements.

Policies

3.9.1 Encourage the use of barrier-free architecture in new housing developments.

3.9.2 Encourage the construction of senior housing.

3.9.3 Support local, non-profit agencies that serve the homeless.

3.9.4 Support fair housing legislation.

3.9.5 Support legislation in Congress to make prepayment of HUD loans more difficult.

3.9.6 Encourage non-profit groups to purchase the 62 unit federally assisted project if the present owners chose to prepay the HUD loan.

Programs

3.9.1.1 Work with community service and church groups to form an "assistance squad" to help seniors and the handicapped with simpler maintenance chores around their homes.

3.9.1.2 Continue loan program to remove architectural barriers.

3.9.2.1 Continue the current senior paint and fix-up program, which includes architectural barrier removal.

3.9.3.1 Continue grants to the Rio Hondo Temporary Home in Norwalk.

3.9.3.2 Compile information and referral list of organizations that can assist the homeless. This list will be made available though the City's housing office and police department.

3.9.4.1 Utilize available Federal and State programs and nonprofit corporations, who fund rehabilitation and development of residential projects for low and moderate income households.

3.9.4.2 Continue to enforce state and federal anti-discrimination laws.

CONSERVATION CHAPTER

POLICIES & PROGRAMS

Policies

4.1.1. The City will continue to encourage the conservation of water through the water bill process;

4.1.2 Information shall be made available to users regarding conservation methods.

Programs

The City shall:

4.1.1.1 Require high water users to implement water conservation measures.

4.1.1.2 Reassess water rates and up-grade metering to encourage water conservation.

4.1.1.3 Impose higher rates for high water users to reduce peak hour demand.

4.1.2.1 Support State and Federal efforts to protect the groundwater.

4.1.2.2 Cooperate and implement policies of the Central Basin to assure groundwater quality.

4.1.2.3 Participate in detailed Water Quality study from Central Basin.

4.1.2.4 Continue monitoring City wells related to contamination.

4.1.2.5 Discourage land use classes that contribute to ground water contamination.

Policies

4.2.1 The City shall examine the feasibility of a reclaimed water system to support fire service; and shall evaluate and participate in the use of reclaimed water for irrigation of public areas and industrial uses.

4.2.2 City facilities shall be designed to conserve water.

Programs

The City shall:

4.2.1.1 Evaluate the feasibility of using reclaimed water for fire protection.

4.2.1.2 Offer reclaimed water to high water industrial users.

4.2.1.3 Use reclaimed water for the golf courses and public parks.

4.2.1.4 Examine the feasibility of designing city facilities to conserve water.

4.2.2.1 Water public open spaces during off-peak hours.

4.2.2.2 Use drought tolerant plant material in public open spaces.

4.2.2.3 Develop a capital improvement program with provisions for the repair and replacement of older water mains throughout the city, including park irrigation systems.

Policies

4.3.1 The City shall develop standards for water conserving plumbing fixtures in all new construction.

4.3.2 The City shall require water conserving appliances and fixtures in all commercial or industrial developments.

4.3.3 The City shall implement a public information program pertaining to water conservation and recycling issues.

4.3.4 The City will consider incentive programs for commercial and industrial operations that conserve water.

Programs

The City shall:

4.3.1.1 Require the installation of water conservation devices, such as but not limited to: flow control type faucets and shower heads, toilets and urinals, in all new construction and major renovations.

4.3.2.1 Require water conservation devices in new commercial air conditioners.

4.3.3.1 Promote water conservation techniques by citizens.

4.3.3.2 Develop school education programs with written material regarding the importance of water conservation in the home.

4.3.3.3 Encourage the use of "drip irrigation" systems rather than conventional agricultural irrigation systems.

4.3.3.4 Develop a plan describing drought resistant plants that may be used in landscaping various areas;

4.3.4.1 Continue to Offer financial incentives to those who conserve water, such as requiring higher rates for those who do not conserve water.

Policies

4.4.1 Significant and mature public and private trees shall be inventoried;

4.4.2 The City should develop a policy for the protection, replacement and preservation of public and private mature specimen trees.

Programs

The City shall:

4.4.1.1 Inventory public and private trees in Downey;

4.4.2.1 Adopt an ordinance which may require a permit to remove significant trees on public and private property, and if removed, require that they be replaced with comparable trees;

4.4.2.2 Require that significant mature trees, both public and private, be identified and maintained;

4.4.2.3 Continue to support volunteer efforts to plant new trees.

Policy

4.5.1 The City shall develop a policy for planting, removal, replacement and maintenance of trees in street parkways and on public property under City control.

Programs

The City shall:

4.5.1.1 Inventory and maintain existing street trees and develop a program for planting and replacement;

4.5.1.2 Develop a Master Tree Program by specie and street;

4.5.1.3 Develop a street tree fund for new trees, tree replacement and planting of same, for the historic downtown area and major arterials.

Policy

4.6.1 The City shall require recycling in residential, commercial and industrial areas of the city.

Programs

The City shall:

4.6.1.1 Provide information to citizens about recycling and the need to recycle waste;

4.6.1.2 Require residences and businesses to recycle solid waste;

4.6.1.3 Expand the recycling program to include state mandated products;

4.6.1.4 Adopt a source reduction and recycling plan.

4.6.1.5 Require new development to provide adequate on-site storage areas for collecting recyclable materials.

SAFETY CHAPTER

POLICIES & PROGRAMS

Policies

5.1.1 The City shall prepare for the catastrophe that will result from a major quake.

Programs

The City shall:

5.1.1.1 Monitor the fuel pipelines that could rupture and cause fires in a major earthquake.

5.1.1.2 Promote public education about earthquake safety.

5.1.1.3 Require all new developments to underground utility lines;

5.1.1.4 Develop a Master Plan for undergrounding existing lines and prioritize them.

5.1.1.5 Maintain the current multi-hazard function emergency preparedness plan that includes the threat of major earthquakes;

5.1.1.6 Maintain the City's Emergency Center.

Policies

5.2.1 The City shall participate in the FEMA program.

5.2.2 The City shall support the Army Corps of Engineers' projects

5.2.3 The City shall evaluate and establish a program regarding drainage systems as they pertain to future growth.

Programs

The City shall:

5.2.1.1 Enforce City ordinances that comply with FEMA requirements and join the insurance program at "C" rates;

5.2.2.1 The City shall support the Army Corps of Engineers' project, including raising of bridges and levees for river beds (Rio Hondo);

5.2.3.1 Take measures for new construction to assure adequate protection and drainage from heavy rains or flooding.

Policies

5.3.1 The City shall maintain the priority program established in the 1988 Montgomery Water Study Update for upgrading the water system.

5.3.2 The City shall develop programs to protect life and property from fire.

Programs

The City shall:

5.3.1.1 Upgrade the fire flow system;

5.3.2.1 Require fire sprinklers in new residential structures of three units or more and in new commercial and industrial structures; however it is highly desirable to have fire sprinklers installed in single family dwellings.

5.3.2.2 Require fire sprinklers in all major rehabilitations of residential structures of three units or more and all major rehabilitations of commercial and industrial structures (more than 50% replacement cost); however it is highly desirable to have fire sprinklers installed in single family dwellings.

5.3.2.3 Promote the use of Class B or better roofs, on new construction, major remodels and major reroofs; wood roofs shall be discouraged.

Policy

5.4.1 The City shall reduce crime in Downey.

Programs

The City shall:

5.4.1.1 Maintain the service level of the police department and adjust the staff as needed;

5.4.1.2 Promote more Neighborhood Watch programs;

5.4.1.3 Educate the public about crime prevention programs such as DARE (Drug Awareness Resistance Education), GOOD (Gangs Out Of Downey), Business Watch and CAD (Computer Aided Dispatch);

5.4.1.4 Improve the visibility of police in neighborhoods;

5.4.1.5 Maintain the staff level of the gang detail and increase as necessary.

Policy

5.5.1 The City shall monitor the existing landfill and implement appropriate safety measures.

Programs

The City shall:

5.5.1.1 Monitor, on a regular basis, the landfill for subsidence, odor and toxic gases;

5.5.1.2 Implement safety measures as required.

Policy

5.6.1 The City shall maintain the current multi-hazard function emergency preparedness plan to include the following threats:

1) major earthquakes 2) hazardous materials incidents 3) eminent or actual flooding 4) eminent or actual dam failure 5) aircraft accident and 6) war.

Programs

The City shall:

5.6.1.1 Contact the FAA requesting that the FAA consider altering the flight path to LAX;

5.6.1.2 Locate future helipads away from residential areas.

Policies

5.7.1 The City shall adopt a Master Plan for installation of street lights and sidewalks throughout the City.

Programs

The City shall:

5.7.1.1 Adopt a Master Plan for installation of street lights;

5.7.1.2 Require street lights for new developments consistent with the street light Master Plan;

5.7.1.3 Adopt a Master Plan for installation of sidewalks for major arterials, collector streets and school routes.

5.7.1.4 Require sidewalks in new developments and major remodeling consistent with the sidewalk Master Plan.

Policy

5.8.1 The City shall request Southern Pacific Railroad cooperation in facilitating access to Downey Community Hospital.

Programs

The City shall:

5.8.1.1 Request that Southern Pacific Railroad construct grade separations at these crossings: Lakewood Boulevard, Brookshire Avenue and Woodruff Avenue.

NOISE CHAPTER

POLICIES AND PROGRAMS

Policies

6.1.1 The City shall require noise reduction measures in all new construction where necessary.

6.1.2 The City shall require that noise sensitive land uses be located away from major noise sources.

6.1.3 The City's noise standards shall be 45 dB CNEL interior and 60 dB CNEL exterior.

Programs

The City shall:

6.1.1.1 Encourage Caltrans to install barriers, berms and/or landscaped open space along the Century Freeway to reduce freeway noise.

6.1.1.2 Require the preparation and submittal of acoustical reports by a recognized acoustical engineer for noise sensitive land use developments that will be located in areas with an exterior noise level greater than 60 dB CNEL. These reports shall identify appropriate noise mitigation measures to address the noise impacts.

6.1.2.1 Coordinate with and encourage Caltrans to complete the installation of all freeway sound walls by the year 2001.

6.1.2.2 Encourage and enforce truck traffic to use designated truck routes in the City.

6.1.2.3 Modify the phasing of traffic signals during peak hours on major streets to lessen by-pass traffic in residential areas.

6.1.2.4 Enforce the State motor vehicle noise standards for cars, trucks and motorcycles through coordination with the Downey Police Department and the California Highway Patrol.

6.1.2.5 Review City operations to ensure that noise from its own actions, such as refuse collection and street cleaning, are reduced to the lowest possible level and lessen the contribution to noise pollution.

6.1.2.6 Promote the enforcement of City speed limits to protect residential streets from business and commuter through traffic.

6.1.3.1 Require all new residential development in areas with an exterior noise level greater than 60 dB CNEL to reduce the exterior noise impacts to insure interior noise levels are kept at acceptable levels. Noise reduction methods include, but are not limited to: double-paned windows, insulation, landscape barriers, facade treatment and buffer walls.

Policies

6.2.1 The City shall work with the railroad companies in developing and implementing noise reduction methods in their operations.

6.2.2 The City shall work with the Federal Aviation Administration, the Division of Aeronautics and the Los Angeles County Airport Land Use Commission to develop guidelines for addressing airplane and helicopter noise.

6.2.3 The City shall work with the Southern Pacific Railroad line and developers to help integrate the railroad with its surroundings.

Programs

The City shall:

6.2.1.1 Encourage railroad companies to develop and implement programs to minimize train pass-by and switching movement noise, especially near noise-sensitive areas and during the night.

6.2.1.2 Require the railroad companies to install rubberized railroad crossings at intersections.

6.2.1.3 Require new noise-sensitive developments along railroad corridors to prepare and submit noise studies.

6.2.1.4 Identify and concentrate land uses with high traffic generation near major transportation corridors and public transit facilities.

6.2.2.1 Recommend that the Federal Aviation Administration (FAA) divert air traffic from the Downey flight path.

6.2.2.2 Examine the development of an ordinance and standards relating to the siting of helipads in the city.

6.2.3.1 Require contributions from developers adjoining railroad right-of-ways to pay for improved signals, rubberized railroad crossings and related crossing improvements.

Policies

6.3.1 The City shall enforce the existing noise ordinance and revise the ordinance, when necessary, to address changes in technology.

Programs

The City shall:

6.3.1.1 Develop performance standards to address noise generators and their impacts on the community.

6.3.1.2 Periodically review the Noise Chapter of the Municipal Code and establish new noise performance standards as necessary.

6.3.1.3 Require stationary noise sources that generate noise beyond the acceptable levels to incorporate mitigation measures to bring the noise into compliance with the Noise Ordinance of the city.

OPEN SPACE/RECREATION CHAPTER

POLICIES & PROGRAMS

Policies

7.1.1 The City shall adopt programs to preserve existing open space.

Programs

The City shall:

7.1.1.1 Adopt an open space ordinance that designates parks, public schools, utility easements, cemeteries, river beds, and golf courses as open space.

Policies

7.2.1 The City shall develop new parks in the areas of greatest need.

7.2.2 The City shall develop a connector bike trail.

7.2.3 The City shall provide additional recreational facilities.

7.2.4 The City shall examine the use of existing utility rights of way for recreation facilities.

7.2.5 The City shall provide handicap accessible facilities.

7.2.6 The City shall require large commercial, industrial and residential developments to establish usable open space in their projects.

Programs

The City shall:

7.2.1.1 Adopt a Parks Master Plan identifying areas of the city in greatest need of additional parks.

7.2.2.1 Request the Southern Pacific Railroad to grant an easement over part of their right-of-way for a bike trail, linking the existing bike trails along the river beds.

7.2.3.1 Assess the need for, and if a need is found, provide a Full-Service Senior Center.

7.2.3.2 Assess the need for, and if a need is found, provide a gymnasium/multi-purpose center.

7.2.3.3 Designate the Rockwell Employees Park as a future public park & open space on the General Plan Land Use map.

7.2.3.4 Designate part of the Rockwell site as a Future Planning Area with a portion designated as a future public park & open space on the General Plan Land Use map.

7.2.4.1 Assess the possibility of using the railroad, Edison Company and public controlled rights of way and surplus I-105 lots for recreation.

7.2.5.1 Provide handicap accessible facilities at all parks and recreational facilities.

7.2.6.1 Require large commercial, industrial and residential developments to establish 5% of the project as usable open space, not to include setbacks and parking areas.

Policies

7.3.1 The City shall upgrade existing recreation facilities and parks.

7.3.2 The City shall adopt programs that will maintain a minimum of 106 acres of parkland.

Programs

The City shall:

7.3.1.1 Upgrade Rio Hondo golf course and Country Club facility.

7.3.1.2 Adopt a Master Plan and Capitol Improvement Program for replacement of playground equipment and the remodeling and maintenance of park structures.

7.3.1.3 Modify current and future facilities for the use of reclaimed water.

7.3.1.4 Renovate Rio San Gabriel Park as needed and monitor the conditions of the abandoned landfill.

7.3.1.5 Develop the south end of Wilderness Park.

7.3.1.6 Maintain an adequate level of recreational staffing at park facilities.

7.3.1.7 Examine and use all possible means of funding, including grants, donations, development fees, user fees and public/private partnerships.

7.3.2.1 Adopt an ordinance retaining 106 acres in Downey as parks.

Policies

7.4.1 The City shall cooperate with the school district to provide joint use of school facilities for recreation programs.

7.4.2 The City shall consider development of parks and/or special facilities on school property.

7.4.3 The City shall consider purchasing part of each public school property as open space, pursuant to the Naylor Act, should any existing schools be sold or leased for another use.

Programs

The City shall:

7.4.1.1 Continue coordination with the Downey Unified School District to ensure the availability of school recreational facilities for public recreation.

7.4.3.1 Consider its right to purchase up to 30% of a school site, pursuant to the Naylor Act, should such site become available for sale or lease.

Policies

7.5.1 The City shall continue to support cultural events and facilities in Downey.

Programs

The City shall:

7.5.1.1 Develop a park in the historic downtown area.

7.5.1.2 Study the relocation of the Downey Art Museum to the historic downtown area.

7.5.1.3 Remodel the Downey Community Theater facility.

7.5.1.4 Construct an historical interpretive area in the downtown area.

Policies

7.6.1 The City shall work with property owners to preserve significant historical resources.

7.6.2 The City shall develop a process for identifying significant historical/ archeological resources.

Programs

The City shall:

7.6.1.1 Provide incentives to property owners to preserve significant historical resources such as but not limited to:

- The Rives Mansion
- The Assistance League House
- The McDonald's at Lakewood and Florence
- The Dismuke's House at Apollo Park
- The Harriman House at Rancho Business Park
- The Moreton Bay Fig tree at Rancho Business Park

7.6.1.2 Conduct an historical resource survey to identify additional significant historical resources.

7.6.2.1 Preserve and/or relocate significant archeological resources.

DESIGN CHAPTER

POLICIES & PROGRAMS

Policies

8.1.1 The City shall require new developments and major renovations to have "design links".

8.1.2 The City shall require new developments to be "internally consistent" in design.

8.1.3 The City shall encourage & develop programs to preserve the integrity of neighborhoods by evaluating the proportional relationship between structures.

Programs

The City shall:

8.1.1.1 Require new developments and major renovations, including parcels smaller than 10,000 square feet, to use "design links" such as hardscape, lighting, landscaping, color, signing and common building materials to visually link properties;

8.1.1.2 Continue the policy of requiring landscape strips with turf and trees on the public and private property on Firestone Blvd. and wherever feasible;

8.1.2.1 Adopt Design Guidelines for the public's information featuring design "links".

8.1.2.2 Develop programs to educate the public about the Design Guidelines and their purpose;

8.1.2.3 Security devices for commercial and industrial structures, such as security bars, when applied, shall be installed on the inside of windows and doors. Residential security bars shall be designed and installed to be compatible with the existing structure;

8.1.3.1 Adopt an ordinance addressing single family residential design such as bulk, massing, & second stories.

Policy

8.2.1 The City shall develop a Master Plan for City entryways.

Programs

The City shall:

8.2.1.1 Require new developments and major renovations, public and private, at primary entryways, to have entry elements or statements such as monument signs, landscaping and hardscaping as designated in the Entryway Master Plan.

8.2.1.2 Landscape, maintain and expand the City's street medians at City entries and set up Capital Improvements Programs and priorities.

8.2.1.3 Establish landscape and lighting maintenance districts to fund median and entry costs, such as the existing district in the Rancho Business Center, and along Lakewood and Firestone Boulevards.

Policy

8.3.1 The City shall require property maintenance, both public and private, in Downey.

Programs

The City shall:

8.3.1.1 Require all properties to be maintained, including landscaping, building condition, and overall appearance;

8.3.1.2 Adopt a property maintenance ordinance;

8.3.1.3 Increase pro-active code enforcement for property maintenance;

8.3.1.4 Continue to support the Keep Downey Beautiful programs;

8.3.1.5 Implement a commercial/industrial parkway maintenance program for the maintenance of the public right-of-way;

8.3.1.6 Phase out bus bench advertising, and establish a program of installing new bus benches and shelters;

8.3.1.7 Remove bus benches if not on bus lines.

Policy

8.4.1 The City shall adopt Design Guidelines for the historic downtown area.

Programs

The City shall:

8.4.1.1 Adopt a Specific Plan, including Design Guidelines, for the historic downtown area.

8.4.1.2 Include a landscape master plan, with downtown improvements and street trees, open space, plazas, public art & banners.

8.4.1.3 Include standards for new development as well as remodeling. The standards should focus on design, landscaping and amenities.

8.4.1.4 Institute a facade improvement program at no charge for consultation to land owners and merchants.

Policies

8.5.1 The City shall require the renovation, remodeling or replacement of older structures to be reviewed by the Design Review Board.

Programs

The City shall:

8.5.1.1 Require new multi-family, commercial and industrial projects and major renovations, including public projects and rights of way, to be reviewed by the Design Review Board for architecture, landscaping, and signing;

8.5.1.2 Require the Design Review Board to ensure compatibility between parcels, by use of design "links";

8.5.1.3 Encourage the use of reclaimed water, drought resistant plants and drip irrigation for landscaping;

8.5.1.4 Adopt a monitoring program, including property maintenance, to ensure compliance with the Design Guidelines of the Design Review Board.

ECONOMIC DEVELOPMENT

POLICIES AND PROGRAMS

Policies

9.1.1 The City shall maximize and diversify its sales tax base.

Programs

The City shall:

9.1.1.1 Encourage only new land uses which are cost-effective to the City.

9.1.1.2 Continue the revitalization of Firestone Boulevard;

9.1.1.3 Develop specific plans for the remainder of Firestone,within redevelopment areas, including a plan for commercial retail uses southeast of the Firestone/Stewart & Gray intersection. Consider specific plans for other areas of Firestone;

9.1.1.4 Encourage sales tax uses and other revenue generators for the remainder of Rancho Business Center;

9.1.1.5 Create a commercial/manufacturing land use designation that would encourage mixed-use business parks;

9.1.1.6 Develop economic strategies for the Imperial, Telegraph, Lakewood, and Paramount corridors;

9.1.1.7 Examine and implement benefit assessment districts and special service districts where applicable, including parking districts;

9.1.1.8 Capitalize on the regional draw generated by Stonewood Mall.

Policies

9.2.1 The City shall work to retain existing businesses and attract new businesses.

9.2.2 The City shall continue to work toward expediting and streamlining the development review process.

Programs

The City shall:

9.2.1.1 Work to form a consensus with the local business community, Chamber of Commerce, merchant association, landowners, and civic leaders to promote the community;

9.2.1.2 Develop business retention, business expansion, and business attraction programs;

9.2.1.3 Conduct public information campaigns about business programs;

9.2.1.4 Develop and annually review multi-year capital improvements programs;

9.2.1.5 Expand existing programs such as property maintenance, landscaped median installation, facade improvements, graffiti removal and streetscape improvements—and develop new programs—that improve the appearance of the city and increase property values;

9.2.1.6 Maintain high quality for all public facilities including parks, public buildings and golf courses to create an environment that will attract further economic development;

9.2.1.7 Encourage Los Angeles County, the Downey Unified School District, the Post Office and utility companies to upgrade and maintain their facilities.

9.2.1.8 Encourage economic opportunities & joint ventures with the Downey Unified School District;

9.2.2.1 Maintain staffing levels to sustain and continue to promote professional plan processing;

Policies

9.3.1 The historic downtown area shall receive priority, after the Firestone corridor, for economic development.

Programs

The City shall:

9.3.1.1 Develop and implement a downtown specific plan;

9.3.1.2 Develop the former downtown courthouse property in a timely manner;

9.3.1.3 Inventory and assess City-owned downtown property for development potential.

Policies

9.4.1 The City shall designate the Rockwell site a Mixed-Use area.

Programs

The City shall:

9.4.1.1 Try to retain Rockwell as a major employer; if Rockwell leaves, Adopt a specific plan for the site, providing for industrial, commercial and retail uses as well as a park and/or open space;

9.4.1.2 Address the economic potential of the site.

Policies

9.5.1 Redevelopment can play a key role in the economic development of selected areas of the city.

Programs

The City shall:

9.5.1.1 Develop public education programs about redevelopment

Policies

9.6.1 The City shall establish an economic strategy for strip commercial development.

9.6.2 The City shall adopt development standards for strip commercial projects.

Programs

The City shall:

9.6.1.1 Concentrate certain commercial uses in neighborhood "nodes";

9.6.1.2 Phase out selected strip commercial areas.

9.6.2.1 Link neighborhood nodes through the use of consistent and complementary design elements.

HAZARDOUS WASTE MANAGEMENT

POLICIES AND PROGRAMS

Policies

10.1.1 The City shall sponsor and assist in education and training efforts such as workshops and private industry training in waste reduction disposal.

Programs

The City shall:

10.1.1.1 Co-sponsor, with Los Angeles County, collection and disposal services for small quantity generators. This will include a convenient collection/transfer location for small quantity generators. This will also include a triennial "drop-off" to be run by a licensed handler/servicer and coordinated by the Fire and Public Works Departments.

10.1.1.2 Provide education/information programs and workshops for the public and industries to increase awareness of industry options for safe disposal and waste minimization. Topics covered will include recent technology and examples of what other industries are doing.

Policies

10.2.1 The City shall establish a Residential Hazardous Waste Management Program by identifying and developing techniques for the collection and disposal of household hazardous wastes.

10.2.2 The City shall promote public information on hazardous waste.

Programs

The City shall:

10.2.1.1 Sponsor, in conjunction with the County Sanitation District, household pick-up days. This will be advertised in local newspapers and utility billings.

10.2.2.1 Designate the City newletter, The Communicator, a central resource/information system for the dissemination of accurate disposal information, education on waste minimization, and other waste management practices.

10.2.2.2 Supply, through the City Public Information Office, an informative handout

on residential hazardous waste. This handout will be available at City facilities.

10.2.2.3 Promote education through articles in the City newsletter, the cable channel and through the Keep Downey Beautiful program. The City will also sponsor public speaker programs.

Policies

10.3.1 The City shall require existing businesses that transport hazardous waste to develop routing plans.

10.3.2 The City shall limit hazardous waste transportation on city streets to major streets and during non-peak hours.

Programs

The City shall:

10.3.1.1 Require businesses having reportable quantities of hazardous materials, to obtain approval from the City Public Works Department for a routing plan for hazardous waste transportation as part of the land use approval/CEQA process.

10.3.2.1 The Downey Police Department shall strictly enforce all applicable regulations regarding transport of hazardous waste.

10.3.2.2 The Downey Fire Department shall continue its extensive emergency response plan in coordination with the Downey Police, Public Works Department and California Highway Patrol.

10.3.2.3 Support the efforts of the California Public Utilities Commission to subject rail transportation to a duty to report hazardous material shipments and releases to local emergency response agencies.

Policies

10.4.1 The City shall inventory, control and clean-up all existing contaminated hazardous waste sites.

10.4.2 The inventory should provide location, type of facility, type and amount of hazardous waste danger to the public and danger to natural resources.

10.4.3 The City should adopt land use policies for the clean-up of contaminated sites prior to development.

Programs

The City shall:

10.4.1.1 Obtain annually from the State Department of Health Services listings of contaminated sites;

10.4.2.1 Require that clean-up of sites be consistent with the National Contingency Plan, that provides procedures and standards for action at hazardous waste sites;

10.4.2.2 Update the inventory annually.

Policies

10.5.1 The City shall implement Federal and State legislation regarding hazardous waste treatment facilities.

10.5.2 The City shall increase public education and involvement in the siting and permitting process for on-site hazardous waste recycling and treatment facilities.

Programs

The City shall:

10.5.1.1 Adopt a code amendment for siting criteria for hazardous waste facilities to include criteria for the following:

1) buffer zones and setbacks;
2) flood areas;
3) seismic activity;
4) soils;
5) performance standards;
6) restricted locations in areas of possible water contamination;
7) locate away from wells;
8) traffic impacts and transportation routes;
9) an Initial Environmental Study to determine adverse environmental effects;
10) site operations;
11) visual, noise and olfactory impacts;
12) air quality;
13) endangered species;
14) risk assessment.

10.5.1.2 Require as part of an application for a land use approval:
1) risk assessments paid for by the applicant but conducted by an independent party examining the type of wastes and design features of the facility;
2) transportation impacts.

10.5.2.1. Require a Conditional Use Permit for all new users, as of August 14, 1990, of reportable amounts of hazardous materials.

Policies

10.6.1 To the extent of its legal authority, Downey will require all Federal, State and County facilities, within its jurisdictional boundaries, which generate hazardous wastes, to comply with all applicable regulations.

10.6.2 The City shall require all Federal, State and County facilities to disclose hazardous materials storage and waste disposal quantities.

Programs

The City shall:

10.6.1.1 Require the Downey Fire Department to annually contact all government facilities, notifying them of City hazardous waste requirements. Information obtained will be forwarded to the Public Works Department. The DFD will work with the City Attorney to insure that all appropriate legal steps are taken to obtain compliance, and in appropriate cases, to prosecute those not in compliance.

10.6.1.2 Cooperate with Los Angeles County to sponsor legislation requiring other government agencies to comply with hazardous materials regulations.

10.6.2.1 Enforce applicable laws against facilities which do not comply with the policies and programs outlined in this Chapter, including all Federal, State and County facilities.

PERSONS/AGENCIES CONTACTED

City of Downey

City Manager's Office

Lee Powell, Assistant City Manager
Ken Farfsing, Former Assistant City Manager

Community Development Department

Bill Makshanoff, Building Official
Ed Velasco, Housing Manager
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Land Use Survey Team
Ramona Castaneda
Michelle Macalalad
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Community Services Department

Jim Jarrett, Director
Bonnie Kehoe, Recreation Division Manager

General Services

Lowell Williams, Finance Director

Fire Department

Ron Irwin, Chief
Dennis Groat, Fire Marshal
Dennis Lockhard, Captain
Robert Rowe, Hazardous Materials Inspector

Police Department

Clayton Mayes, Chief
Steve Garza, Community Relations

Public Works Department

Dick Redmayne, Director
Bob Brace, City Engineer
Joseph Arranaga, Physical Services Superintendent
Greg Mayfield, Water Superintendent
Joanne Itagaki, Traffic Engineer
Erik Zandvliet, Jr. Civil Engineer
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Weston Pringle & Associates
Market Profiles and The Synthesis Group

A:EXECSUMM

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